



ARC Meeting Minutes

Thursday, July 5, 2018

ARC members attending: Nick Miller, Tim Ringger, Kylie Lance, and Jason Bond.

Others in Attendance: Bryan Bird and Greg Bird, High Park Representatives.

Mr. Bond called the meeting to order at 6:03 p.m.

High Park South Townhomes:

Mr. Bond stated that he has verified the materials that will be used, and the percentages and they both meet the ordinance.

Primary material is brick. Greg Bird stated that they are deciding whether to use brick or stone. Mr. Bond stated that either material is approved. Greg Bird stated that they would prefer to use stone. Committee member Miller asked how many of the units will be approved tonight. Mr. Bond explained that any approval given will apply to all buildings.

Committee Member Lance stated that she likes the proposed architecture, but suggested that the two gray colors on top of the units don't provide enough contrast. Mr. Greg Bird stated that he would like to add more color to the units, but they are trying to meet the ordinance requirement of using earth toned colors.

The Architectural Review Committee discussed Santaquin City Code 10-7-7F which outlines color regulations. "4. Material Colors: Material colors should consist of earth tones, and colors as can be readily or were historically found around the Santaquin area, e.g., natural shades of wood, stone or brick. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors." The ARC agreed that the ordinance will allow for a wider range of colors to be used on secondary materials, as long as they complement the earth toned colors of the primary materials.

Committee Member Miller suggested that the developer resubmit an architectural plan with a wider range of colors. If the current design is approved, it will be conditioned upon approval of the new colors.

Mr. Bond stated that the ordinance requires that all pillars are wrapped. The intent is that they are wrapped with brick, stone or substantial architecture. Bryan Bird explained that they plan to wrap the 4 by 4 pillars with hardy board. He clarified that no raw wood will be left uncovered.

Mr. Bond explained that the building articulation ordinance specifies that the rear and side articulations can't be flat. He stated that the front articulation is good, and the back has pop outs. Greg stated that the windows are boxed in the back to provide articulation. Horizontal and vertical material changes have been added as well as different roof planes.

Committee Member Lance asked if there will be stairs in the garage, and is concerned that they will impede parking space. Mr. Bryan Bird explained that the garages will be a walk in entrance on the main level, because of this there won't be stairs in the garage.

Motion:

Committee Member Lance motioned to approve the architectural renderings for High Park South with the condition that the new color palette is approved by Community Development Director Jason Bond with direction from the ARC Committee. Committee Member Miller seconded. The vote was unanimous in the affirmative.

Approval of Minutes:

Motion: Committee Member Lance motioned to approve the minutes from April 17, 2018. Committee Member Miller seconded. The vote was unanimous in the affirmative.

Adjournment:

at 6:55 p.m.